

April 28, 2003

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

California Financial Group
ATTN: Jessie Wright
3812 Sepulveda Boulevard
Torrance, CA 90505

RE: CONDITIONAL USE PERMIT & PARKING PERMIT CASE NO. 02-120-(2)

A request to authorize the previous conversion of a 109-unit hotel to an apartment house with less than required landscaping and a Parking Permit to authorize a 57% reduction in required parking, compact parking, and modification to parking development standards at 15001 Crenshaw Boulevard, Gardena, in the Gardena Valley Zoned District.

Dear Applicant:

PLEASE NOTE: This document contains the Regional Planning Commission's findings relating to **APPROVAL** of the above referenced case.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be post marked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

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Very truly yours,

Department of Regional Planning
James E. Hartl, AICP
Director of Planning

Russell J. Fricano, Ph.D., AICP
Acting Section Head
Zoning Permits I Section

RJF:KJ

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement; Judy Kim, Larry Shapiro, Rufus Whitmire, Cecilia Garcia, Mario Holly.

**CONDITIONAL USE & PARKING PERMIT NO. 02-120-(2)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: February 5, 2003

SYNOPSIS:

The applicant is requesting a Conditional Use Permit to authorize the previous conversion of a 109-unit hotel to an apartment house with less than required landscaping and a Parking Permit to authorize a 57% reduction in required parking, compact parking, and modification to parking development standards.

PROCEEDINGS BEFORE THE COMMISSION:

February 5, 2003 Public Hearing

A duly noticed public hearing was held on February 5, 2003 before the Regional Planning Commission. Commissioners Helsley, Bellamy and Rew were present. Six people testified: the applicant's representative, Mr. Charles Moore, the applicant, Mr. Jessie Wright; building residents, Mr. Steve Oros and Mr. Rufus Whitmire, and local business owners, Ms. Judy Kim and Mr. Larry Shapiro. Mr. Moore, Mr. Wright, Mr. Whitmire and Mr. Shapiro presented testimony in favor of the request and Ms. Kim testified as to concerns with the Parking Permit request.

Ms. Kim indicated that the area is experiencing parking problems due to parking variances that had been previously issued and suggested that the subject use be conditioned to require that the number of residents owning cars be limited to the number of available parking spaces. The Commission noted that this would be a hardship for the applicant, that similar parking problems occur in other inner city areas, and that the subject use provides much-needed affordable housing.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the conditional use permit and parking permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval, including changes to the conditions as discussed and as agreed to by the applicant.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the previous conversion of a 109-unit hotel to an apartment house with less than required landscaping. The applicant is also requesting a Parking Permit to authorize a 57% reduction in required parking, 32 compact parking spaces, and modification to parking development standards to allow additional uncovered spaces a reduction in the required aisle width, and three parking spaces which require backing onto Crenshaw Boulevard.
2. The subject property is located at 15001 Crenshaw Boulevard, Gardena, in the Gardena Valley Zoned District.

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3. Zoning on the site is C-3 (Unlimited Commercial). Pursuant to Section 22.28.210 of the Los Angeles County Code, an apartment house is permitted in the C-3 zone, provided a conditional use permit is obtained.
4. The surrounding properties are zoned as follows:
 - North: C-3
 - South: C-3, C-1 (Restricted Business)
 - East: City of Gardena zoning
 - West: R-3 (Limited Multiple Residence)
5. The 1.26-acre subject property is currently developed with a hotel building which is being used as an apartment house.
6. Surrounding land uses consist of the following:
 - North: Commercial Uses, Motel
 - South: Commercial Uses, Gas Station, Medical Office
 - East: Commercial Uses, Single Family Residences
 - West: Multi-Family Residences
7. The hotel building was approved in 1962 under an approved Plot Plan Review and was constructed as a hotel. The use met all development standards in effect at the time of its establishment. Since its original construction, the use of the building was changed from a hotel to an apartment house with the majority of the units being rented on a monthly basis. The hotel contains 24 one-bedroom units (including one for the resident manager), 45 efficiency units and 40 bachelor units.
8. Enforcement Case EF950592 was opened due to lack of a Conditional Use Permit for the use of the property as an apartment building. The Director waived the provisions of County Code Section 22.04.110 to allow the apartment house to remain in operation pending the Commission's decision on this request for a conditional use permit.
9. Forty (40) of the existing units do not have kitchens and therefore do not meet the dwelling unit requirements for apartment units, as set forth in County Code Section 22.08.040. The applicant has agreed to phase in installation of kitchen facilities in these units over a period of three (3) years.
10. The subject property is designated Major Commercial in the Countywide General Plan. This designation allows regional commercial centers and central business districts as well as a range of mixed commercial and service activities. Residential uses are permitted in commercially designated areas under certain circumstances and with proper public input. The project is consistent with the applicable General Plan policies as follows:

Land Use Element

1. "Concentrate well-designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental

quality.” The proposed project will provide high-density housing with convenient access to jobs and services.

Housing Element

- 4.2 “Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit.” The proposed low-income apartment building is near employment opportunities, four bus lines (2 north-south lines on Crenshaw Boulevard, one east-west line on Rosecrans Avenue and one east-west line on Marine Avenue) and is approximately 2 miles south of the Crenshaw Green Line Station.
11. The site plan depicts the existing building covering the majority of the site with an open courtyard and pool in the center. Seventy parking spaces with 10 foot wide drive aisles are depicted on the south and west sides of the building. Three parking spaces and a small landscaped area are depicted on the east side of the building along the Crenshaw Boulevard frontage. Access to the subject property is depicted from Crenshaw Boulevard to the east.
12. Pursuant to County Code Section 22.28.220 (Development Standards for the C-3 zone), buildings shall occupy no more than 90% of the net area of the subject property. A minimum of 10% of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. The proposed use complies with the 90% lot coverage restriction, but does not comply with the minimum 10% landscaping requirement. The subject property is 54,986 square feet in size and the existing apartment building is 33,183 in size, covering 60% of the property. A 1,104 square foot landscaping strip, 2% of the property, is provided along Crenshaw Boulevard. In addition, the interior hallways of the apartment building contain numerous small landscaped areas. The building was constructed prior to the establishment of the current landscaping requirement. The Regional Planning Commission recognizes the site restrictions and grants the applicant's request to modify the landscaping requirement.
13. There is no outdoor storage or outdoor display proposed and neither activity shall be permitted.
14. The project complies with the applicable height limit in that the height of all buildings on the subject property does not exceed 13 times the buildable area of the property.
15. The project does not comply with the parking requirements for residential uses set forth in Sections 22.28.220.B, 22.52.1060 and 22.52.1180 of the County Code. The apartment building contains 24 one-bedroom units (including one for the resident manager), 45 efficiency units and 40 bachelor units. The parking requirement for apartment houses is one standard size covered space per bachelor unit, one and one-half standard size covered spaces per efficiency or one-bedroom unit, and one standard size guest parking space, which may be uncovered, for every four units, for a total requirement of 171 standard parking spaces (144 covered, 27 uncovered guest spaces), including at least one accessible parking space assigned to each dwelling

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unit. The property currently has 32 uncovered compact spaces, 19 uncovered standard spaces and 19 covered standard spaces. Three additional uncovered standard size spaces are provided along Crenshaw Boulevard requiring backing movements onto Crenshaw Boulevard. In addition, the project does not meet the landscaping requirement of 2% of the parking lot area for parking lots containing more than 20 spaces nor does it meet the 26' minimum aisle width requirement.

16. The applicant has requested a Parking Permit to authorize a 57% reduction in the number of required parking spaces, 32 compact parking spaces, and modifications to the parking development standards to allow additional uncovered spaces, a reduction in the required aisle width, and three parking spaces which require backing onto Crenshaw Boulevard.
 - a. The Commission grants the requested reduction in parking from the required 171 spaces (144 covered, 27 uncovered) to 70 spaces (51 uncovered, 19 covered). The applicant will be required to initiate the following programs to ensure that there is a reduced demand for parking:
 - i. Residents not owning cars will be offered a discounted rent of 5% below the established rent,
 - ii. The apartments will be required to be maintained as low to moderate income housing, and
 - iii. The applicant will be required to hold regular meetings with local business owners to discuss the parking situation in the community and the possibility of leasing a local property for purposes of providing additional parking for local businesses.
 - b. Because the parking standards in effect at the time of establishment of the hotel on the property allowed aisle widths to be ten (10) feet, and because compliance with the current aisle width requirement would eliminate many of the existing parking spaces, the Commission grants the applicant's request to maintain the existing ten (10) foot wide drive aisles.
 - c. The applicant proposes to establish a management program to ensure an efficient distribution of all parking spaces to ensure that there will be no conflicts arising from the proposed use of 32 compact spaces. To avoid the further reduction in the number of parking spaces that could be provided if only standard spaces are permitted, the Commission grants the applicant's request to provide 32 compact parking spaces.
 - d. The Commission grants the applicant's request to provide more than the authorized number of uncovered parking spaces as the existing uncovered spaces are compatible with the surrounding area.

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- e. The three existing spaces requiring backing movements onto Crenshaw Boulevard must be either redesigned to conform to the County Code requirements or removed.
17. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The Commission finds that the project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.
18. Staff received a petition signed by 16 local business owners in support of this request. In addition, support testimony was presented at the public hearing from two apartment building residents and one local business owner. Those in support of the request indicated that the use has been maintained as apartments for a minimum of 16 years and that there have been no parking problems associated with the existing use.
19. Testimony in opposition to the Parking Permit request was presented at the public hearing in addition to a petition signed by 15 local business owners in opposition to the Parking Permit. The opposition indicated that approval of the use as apartments without proper parking would exacerbate an existing neighborhood parking problem.
20. Evidence has been presented substantiating that the building has been operated as an apartment building since prior to the adoption of the library mitigation fee ordinance and therefore such fees shall not be required.
21. There is a critical need for affordable housing in Los Angeles County. The project is needed to maintain provision of affordable housing for low to moderate income residents of the area. The apartment house is built as originally approved in 1962. Because the use has been maintained as low to moderate income housing, the existing limitations of the site do not warrant termination of the use.
22. The existing apartment house has been part of the community for many years. Consequently, the project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community nor will it create an undue demand on public services.
23. The existing shortage of parking in the vicinity is an existing community-wide problem that is not caused solely by this project. The conditions imposed represent the applicant's fair share of the community's parking burden.
24. Evidence presented indicates that previously granted parking variances for nearby commercial developments and legal nonconforming commercial uses have contributed to the parking problem in the area. Many of these businesses have become

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successful and are drawing more customers thereby further exacerbating the parking problem.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 of the County Code because the use has established a viable transportation program for its tenants to use transportation modes other than the single-occupant automobile and it is in close proximity to regional transit facilities;
- F. There will be no conflicts arising from special parking arrangements allowing compact spaces because a management program will be established to assure an efficient distribution of all parking spaces;
- G. Uncovered residential parking spaces will provide the required parking for the low income residential development such parking will be appropriately screened and is compatible with the surrounding neighborhood; and
- H. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit and a parking permit as set forth in Section 22.56.090 and Section 22.56.1020, respectively, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

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1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use and Parking Permit Case No. 02-120-(2) is **APPROVED** subject to the attached conditions.

VOTE **3-0**

Concurring: **Bellamy, Helsley, Rew**

Dissenting: **0**

Abstaining: **Valadez**

Absent: **Modugno**

Action Date: **4/23/03**

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1. This grant authorizes the use of the subject property for 108 low income apartments and one manager's unit, with reduced parking and landscaping, as depicted on the approved Revised Exhibit "A", subject to all of the following conditions of approval.
 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
 3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 9 and 10.
 4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
 5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
6. This grant will expire unless used within 6 months from the date of approval. A one-month time extension may be requested, in writing and with payment of the applicable fee, at least one month before the expiration date. Compliance with Condition Nos. 3 and 24 shall constitute use of the grant.
 7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
 8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or

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permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 annual inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

10. Within five (5) days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filling and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

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information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.
18. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised Exhibit "A", similar to that presented at the public hearing, that depicts all required project changes, including modification or removal of the parking spaces along Crenshaw Boulevard as required in condition no. 27. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." In the event that revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for approval. All revised plans must be accompanied by the written authorization of the property owner.
19. Within sixty (60) days of the approval date of this grant, the permittee shall submit a landscaping plan for review and approval of the Director of Planning.
20. For the life of this grant, the permittee shall maintain all areas of the subject property over which the permittee has control in a neat and orderly fashion and free of litter . The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants or vines when necessary.
21. Fences and walls on the property shall be maintained in good condition.
22. Outside display and/or storage of material or inoperable vehicles on the property is prohibited.
23. Vending machines and public telephones shall be screened so as to not be visible from off-site.
24. Within sixty (60) days of the approval date of this grant, the permittee shall submit for review and approval by County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation in the office of the County Recorder, providing that the occupancy of a minimum of 20% of the apartment units be restricted to low income residents, as defined in Section 22.08.090 of the County Code and that the remaining units, with the exception of a manager's unit, shall be restricted to low or moderate income residents, as defined in Section 22.08.090 of the County Code, for a period of twenty-five (25) years. The approved document shall be recorded prior to use of this grant.

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25. The permittee shall use his best efforts to ensure that residents of the apartment house use the off-street parking lot and to limit resident parking along Crenshaw Boulevard. The permittee shall maintain a record of cars authorized to park in the off-street parking lot.

Within ninety (90) days of the approval date of this grant, the permittee shall conduct a neighborhood meeting to present its plans to owners of businesses along Crenshaw Boulevard between Marine Avenue and 148th Street, its plans to ensure that the residents of the subject apartment building use the off-street parking lot on the subject property. The permittee shall provide minutes of this meeting to the Director.

The permittee shall contact on a quarterly basis, and for a minimum period of three years, all businesses located along Crenshaw Boulevard between Marine Avenue and 148th Street to discuss any concerns arising from the operation of the subject facility and to discuss the possibility of collectively leasing a local property for purposes of providing additional parking for local residents and business patrons. The permittee shall submit annual status reports that summarize the issues raised and actions taken to the Director regarding these efforts over this three year period.

26. The permittee shall offer a five (5) percent discount in the rental rate to those residents not owning cars. The permittee may reserve the right to deny the discounted rate if records indicate that a vehicle is registered to a potential tenant. Within sixty (60) days of the approval date of this grant, the permittee shall submit for review and approval by County Counsel, language to be included in the apartments' lease agreements providing for the discounted rate.
27. The three existing parking spaces located in front of the apartment house shall be redesigned so that cars are not required to drive in reverse onto Crenshaw Boulevard. If any of the three spaces cannot be so redesigned, that parking space shall be converted into a landscaped area.
28. Within three (3) years of the approval date of this grant, the permittee shall install kitchen facilities in accordance with the definition of a dwelling unit in Section 22.08.040 in each of the 40 units that are without kitchens. The kitchens shall include plumbing connections to appropriate water and sanitation facilities. If kitchens are not installed within three (3) years of the approval date of this grant, these units may be operated as hotel units subject to the following conditions:
- a. The units may not be rented to the same party for a period longer than thirty (30) days.
 - b. The units shall not knowingly be rented for more than the number of persons designated by the facility management based upon the type and number of beds in each room and the number of occupants indicated on the registry card.
 - c. Rooms shall not be rented for a lesser period than the equivalent of one night's stay and rent for each room shall not be collected more frequently than once daily and shall not be knowingly subletted.

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- d. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel.
- 29. The on-site manager shall have duplicate room keys available at all times for emergency service personnel.
- 30. A copy of these conditions shall be kept in the office and shall be made available to all enforcement personnel upon demand.
- 31. The consumption of alcoholic beverages in public areas of the facility is prohibited.
- 32. The use of amplified sound equipment audible outside the building is prohibited.
- 33. The resident manager shall be available 24 hours a day, 7 days a week to respond to any problems on the site.
- 34. The operator shall post a current telephone number for the resident manager or other responsible person on a sign at the front office so that neighbors or residents may inform the manager or other responsible person if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the Department of Regional Planning's Zoning Enforcement section.
- 35. Repair of automobiles is prohibited on the site.
- 36. Trash disposal containers shall not be visible from the front or side facing Crenshaw Boulevard.
- 37. The permittee shall comply with the following conditions recommended by the Department of Public Works:
 - a. Dedicate the right to restrict vehicular access on Crenshaw Boulevard.
 - b. Close any unused driveway with standard curb, gutter, and sidewalk fronting the property on Crenshaw Boulevard.
- 38. A program to manage the distribution of parking spaces shall be approved by the Director and operated by the apartment management.

RJF:KJ
4/10/03